



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

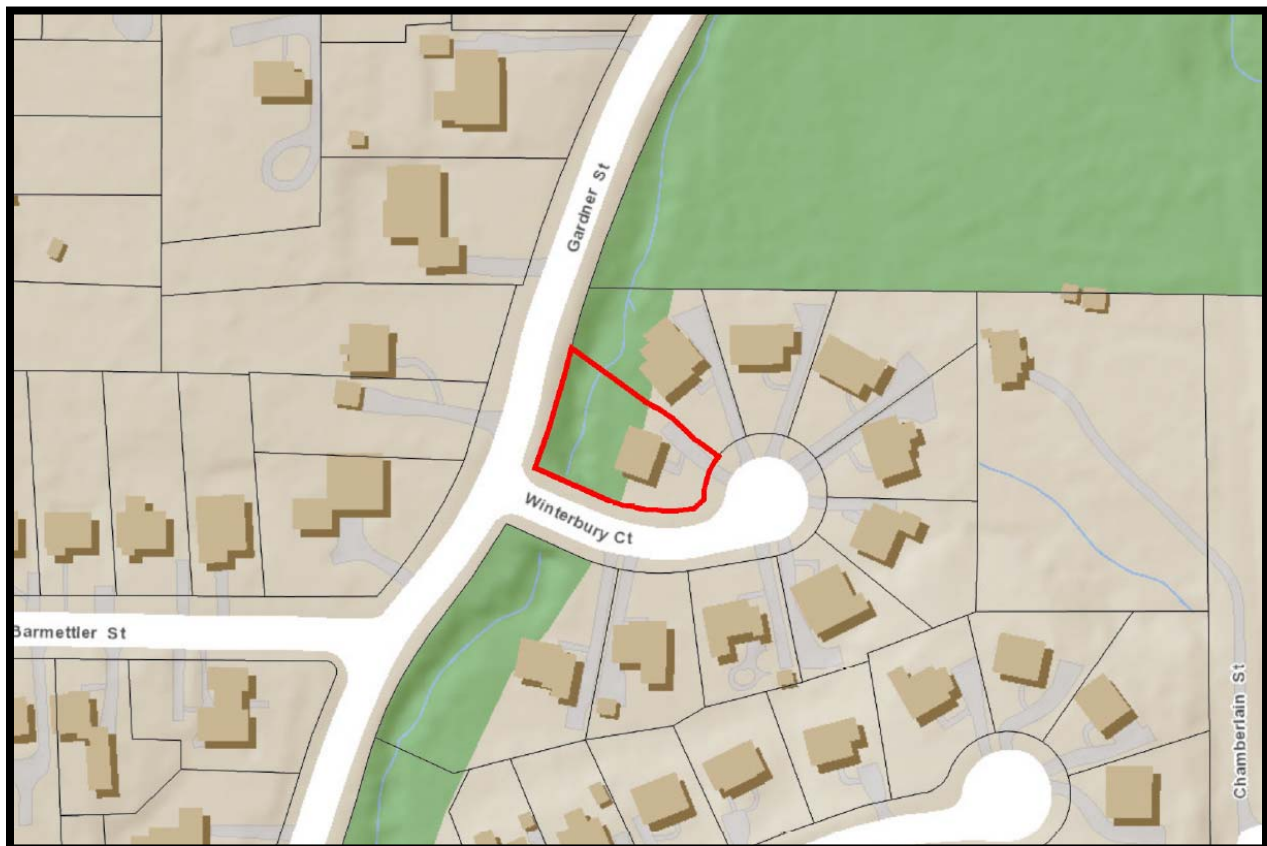
Case File: A-23-17

Property Address: 2516 Winterbury Court

Property Owner: Laurie and Jeffrey Barnhart

Project Contact: Jeffrey Barnhart

Nature of Case: A request for a 4' side street setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance resulting in a 6' side street setback on a .25 acre property zoned Residential-6 and located at 2516 Winterbury Court.

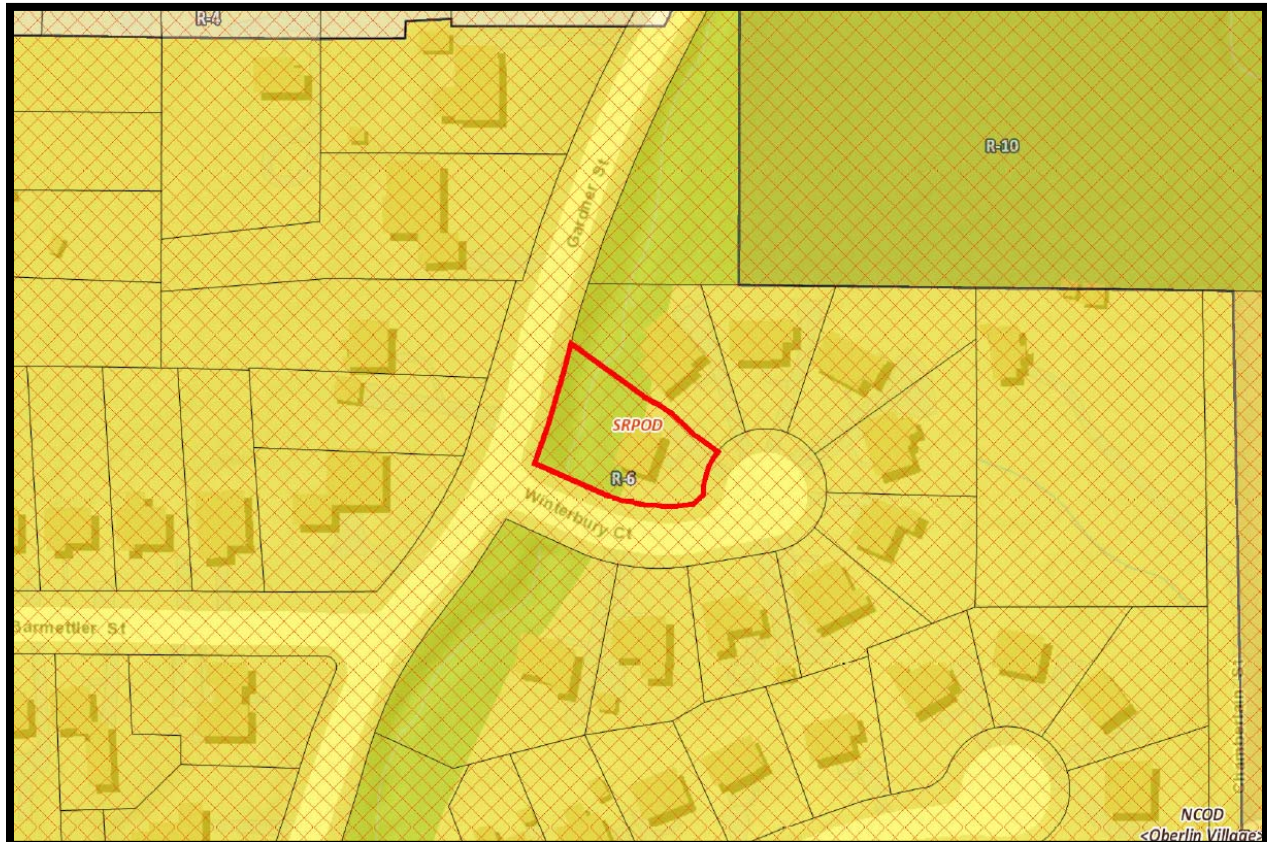


2516 Winterbury Court – Location Map

To BOA: 2-13-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-6



2516 Winterbury Court – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-6

Lot Dimensions

Area (min)	6,000 SF
Width – interior lot (min)	50'
Width – corner lot (min)	65'
Depth -	80;'

<u>Yard Type</u>	<u>Minimum Setback</u>
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	15'
Rear	20'

Application for Variance



RALEIGH
DEPARTMENT OF
CITY PLANNING

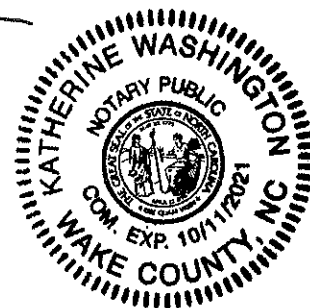


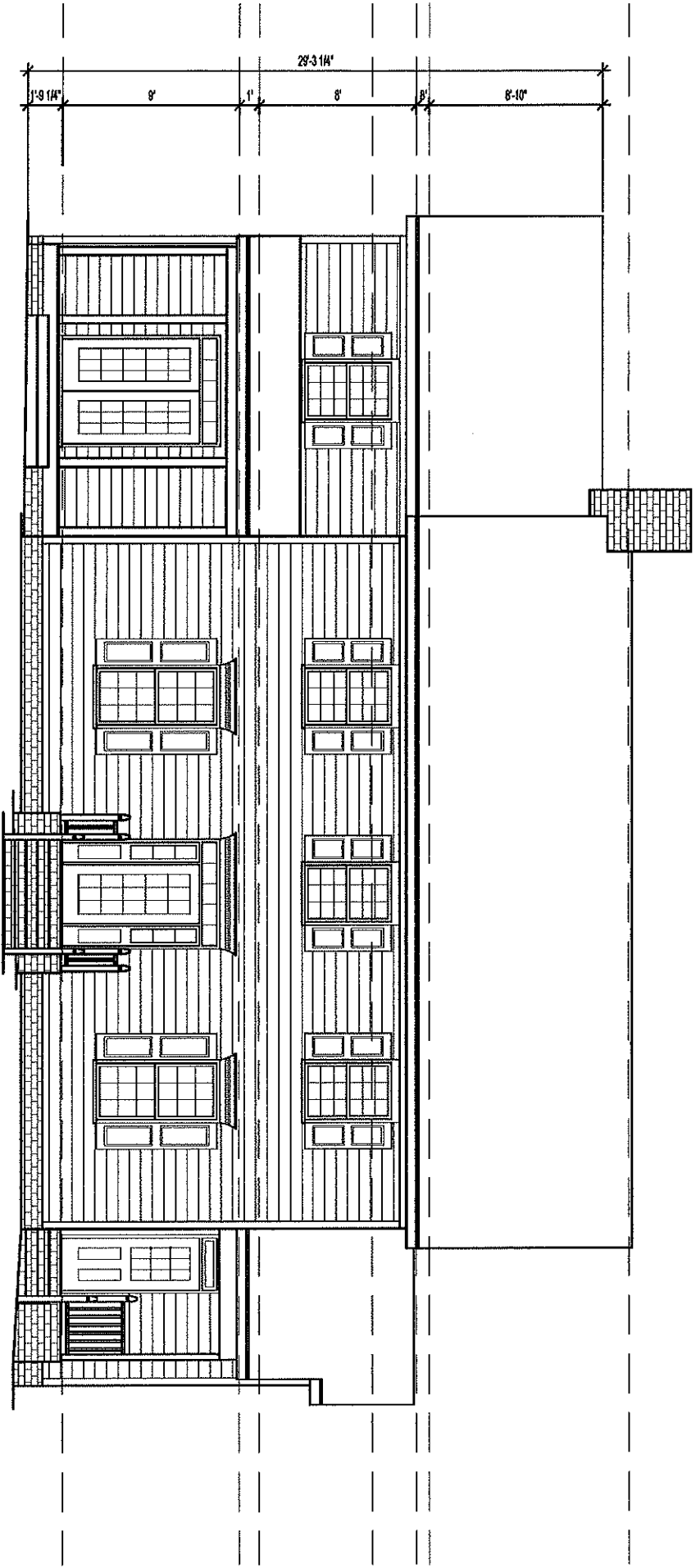
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet): The owners of 2516 Winterbury Ct are requesting a 4'-0" variance for the side street setback on the south side of the property to accommodate a new addition. The property has an odd configuration and the rear yard has a City of Raleigh Greenway easement as well as several flood zone areas and a Riparian Buffer easement making a rear addition extremely difficult. The home owners are working with the State on the addition as well to insure that the proper site work is done and the addition meets their requirements for the Riparian Buffer easement. The remaining setbacks will still meet the aggregate setbacks for the UDO and the addition will meet all the infill requirements.</p>	<p>Transaction Number</p> <p>A-23-17</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p>	

GENERAL INFORMATION		
Property Address	2516 Winterbury Ct	Date 12/20/2016
Property PIN	0794857889	Current Zoning R-6
Nearest Intersection	Winterbury Ct + Gardner St	Property size (in acres) .25
Property Owner	Laurie + Jeffery Barnhart	Phone 1(919)539-5821 Fax
Owner's Mailing Address	2516 Winterbury Ct	Email JBarnhart@mwcllc.com
Project Contact Person	Jeffrey Barnhart	Phone 1(704)791-2961 Fax
Contact Person's Mailing Address	2516 Winterbury Ct	Email JBarnhart@mwcllc.com
Property Owner Signature	<i>Jeffery Barnhart</i> <i>Laurie L. Barnhart</i>	Email smoothmovesnc@gmail.com
Notary	<p>Notary Signature and Seal</p> <p>Sworn and subscribed before me this <u>4th</u> day of <u>January</u>, 20<u>17</u></p>	



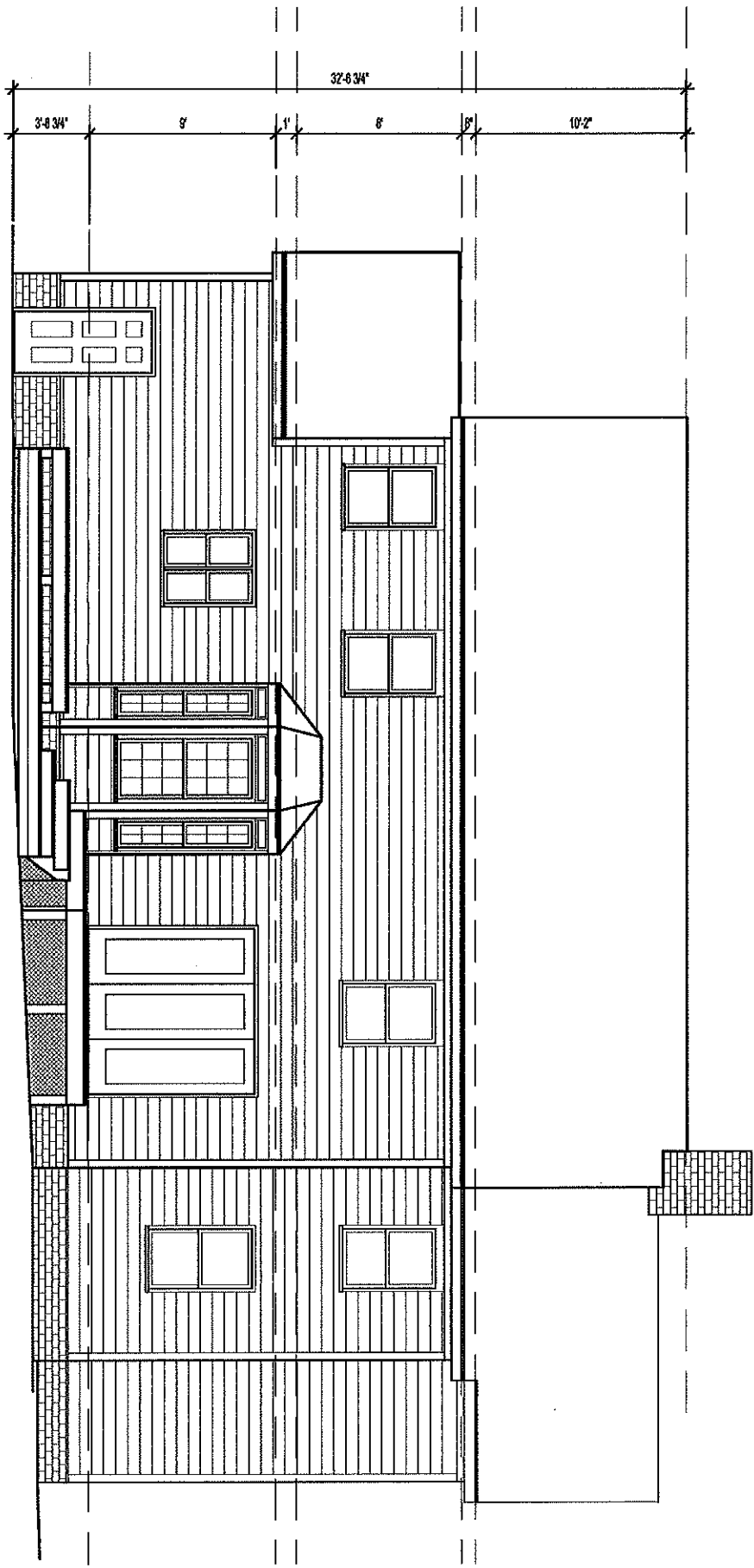


2516 Winterbury Ct - New Front Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Herkel Morris
308 Pell Street
Raleigh, NC 27604
919.698.0970

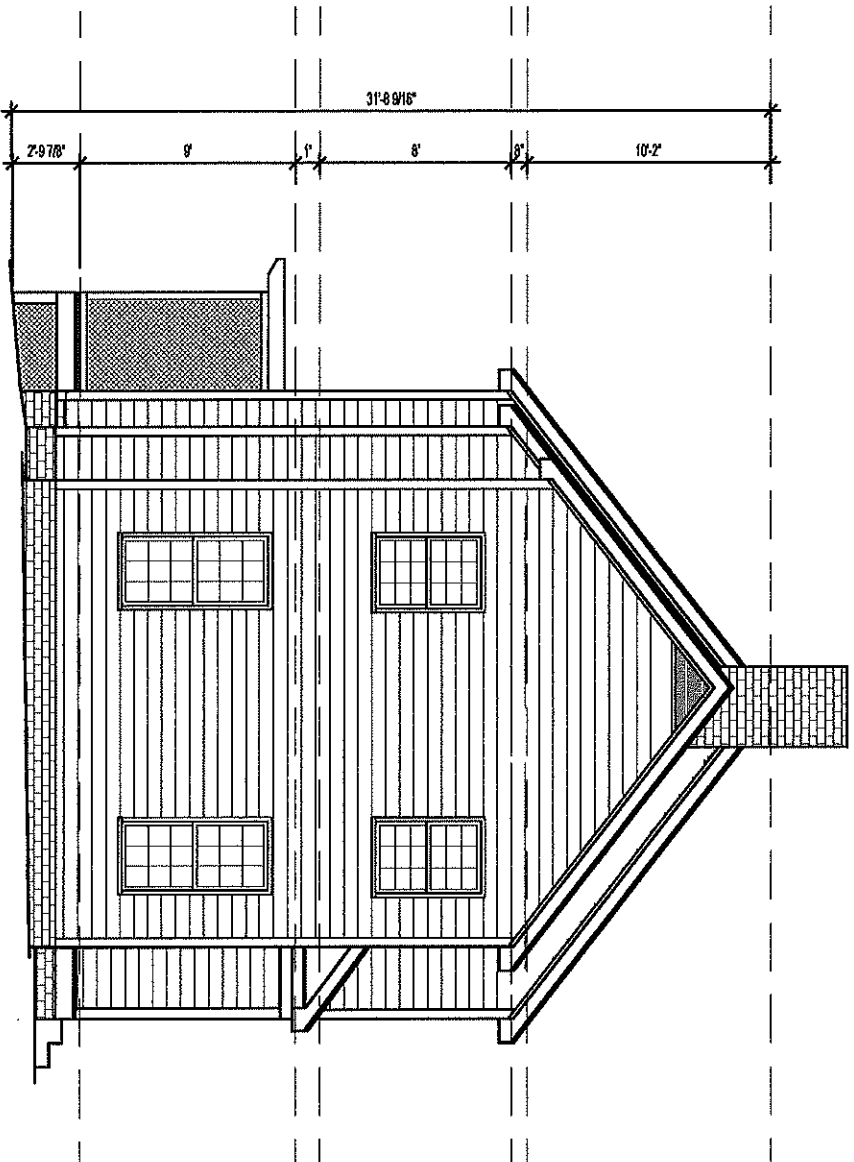


2516 Winterbury Ct - New Rear Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

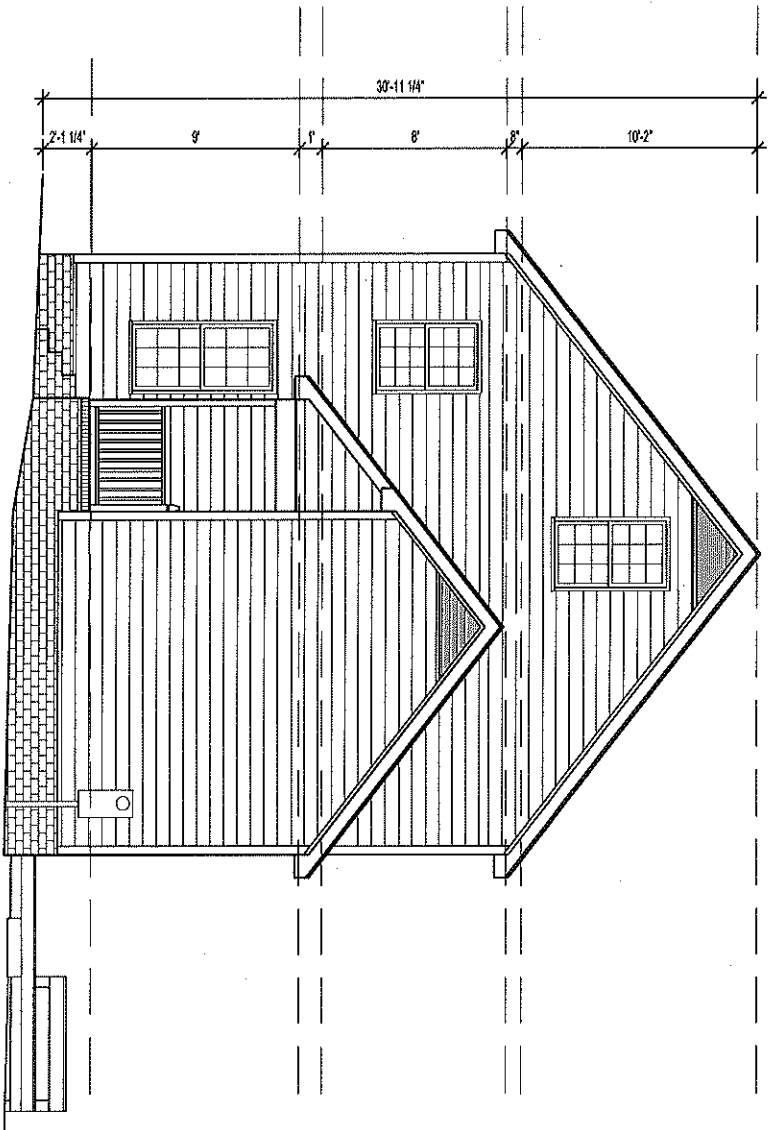


PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

2516 Winterbury Ct - New Side Street Elevation

Scale - 1/8" = 1'-0"

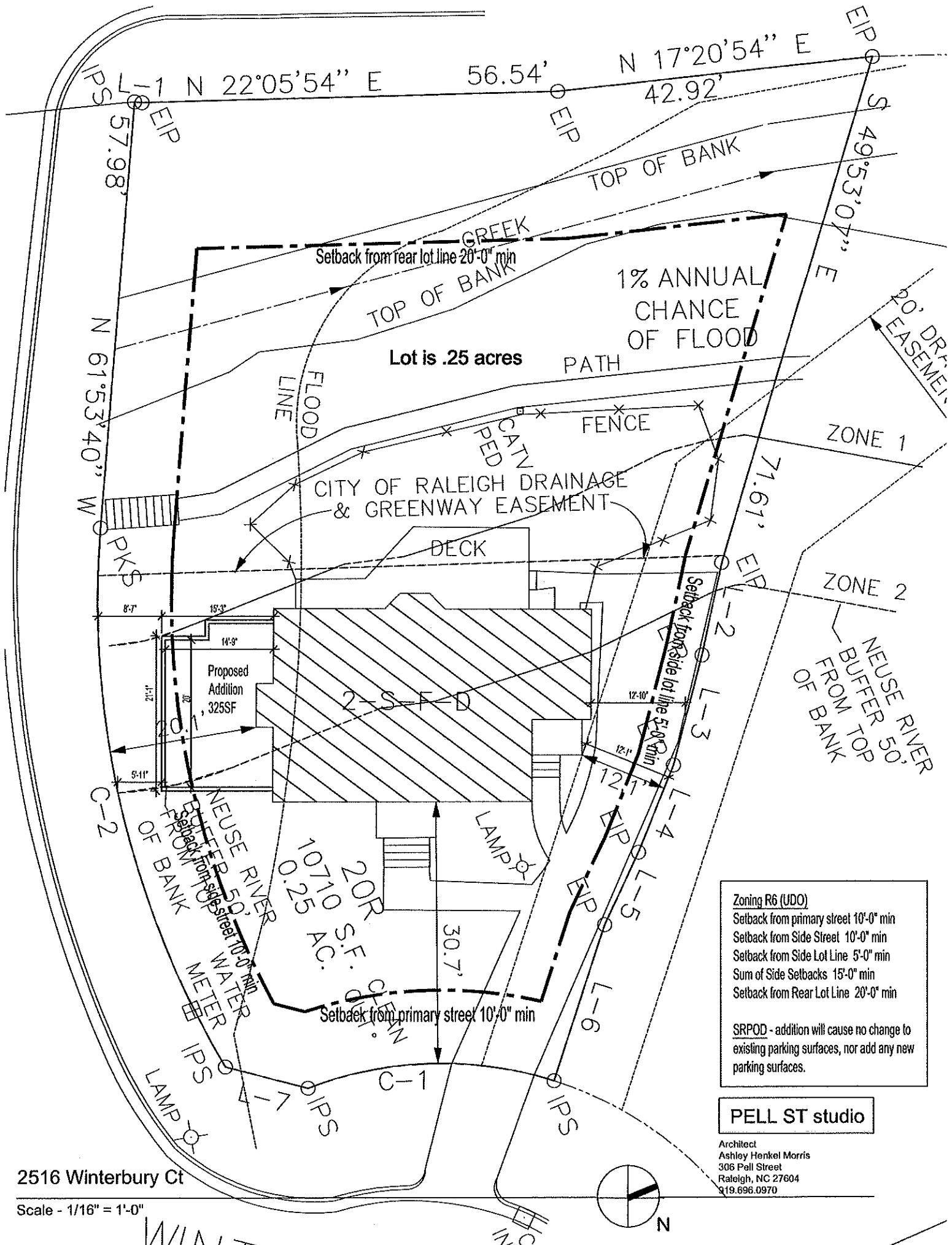


2516 Winterbury Ct - New Driveway Side Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
308 Pall Street
Raleigh, NC 27604
919.696.0970



Zoning R6 (UDO)
 Setback from primary street 10'-0" min
 Setback from Side Street 10'-0" min
 Setback from Side Lot Line 5'-0" min
 Sum of Side Setbacks 15'-0" min
 Setback from Rear Lot Line 20'-0" min

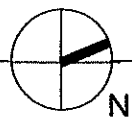
SRPOD - addition will cause no change to existing parking surfaces, nor add any new parking surfaces.

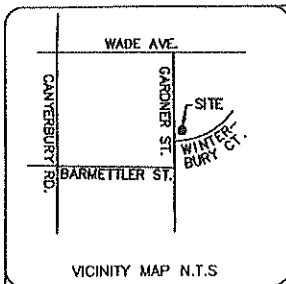
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Architect
 Ashley Henkel Morris
 306 Pell Street
 Raleigh, NC 27604
 919.696.0970

2516 Winterbury Ct

Scale - 1/16" = 1'-0"





NORTH BOM 1995, PAGE 871

LEGEND

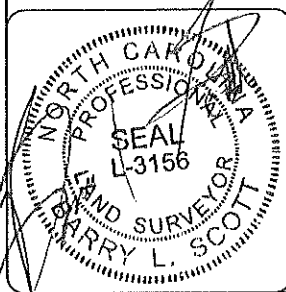
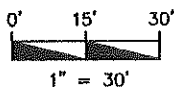
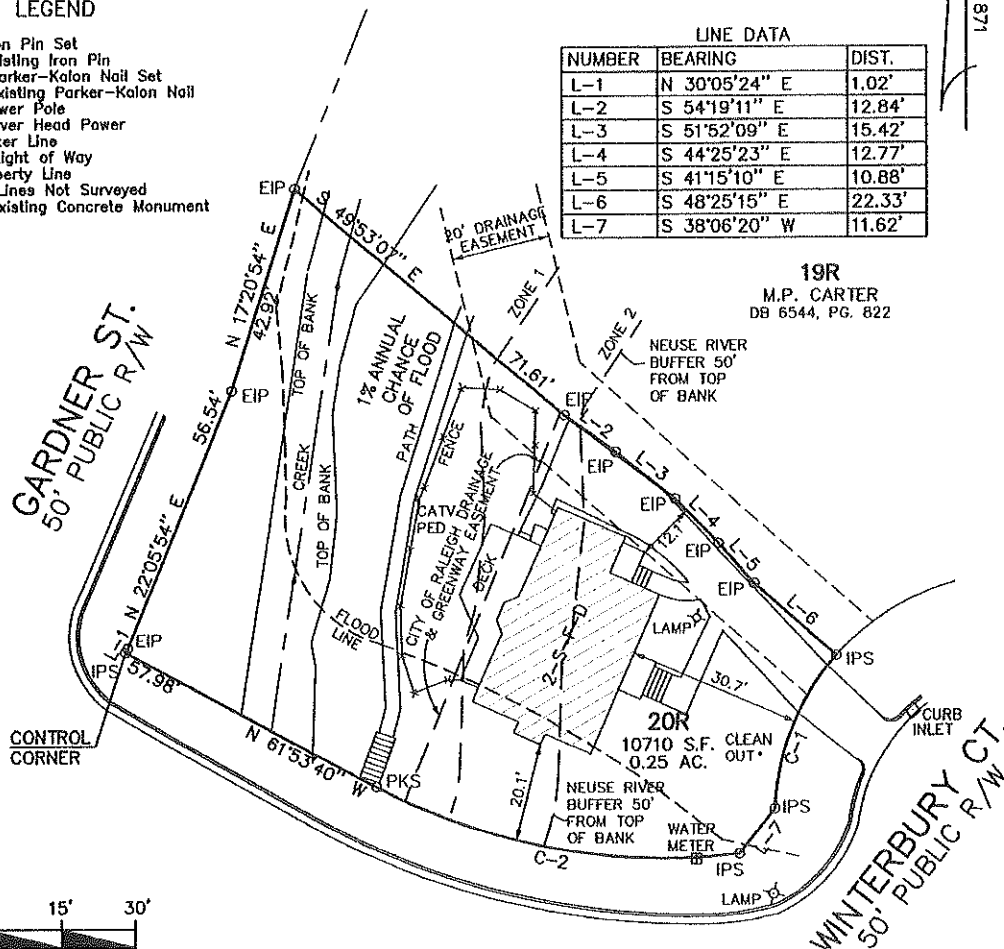
IPS-Iron Pin Set
EIP-Existing Iron Pin
PKS-Parker-Kalon Nail Set
EPK-Existing Parker-Kalon Nail
PP-Power Pole
OHP-Over Head Power
C-Center Line
R/W-Right of Way
PL-Property Line
--- Lines Not Surveyed
ECM-Existing Concrete Monument

LINE DATA

NUMBER	BEARING	DIST.
L-1	N 30°05'24" E	1.02'
L-2	S 54°19'11" E	12.84'
L-3	S 51°52'09" E	15.42'
L-4	S 44°25'23" E	12.77'
L-5	S 41°15'10" E	10.88'
L-6	S 48°25'15" E	22.33'
L-7	S 38°06'20" W	11.62'

19R

M.P. CARTER
DB 6544, PG. 822



10.31.2016

CURVE DATA

NUMBER	RADIUS	ARC DIST	CHORD BEARING	DIST.	DELTA
C-1	50.00	34.06	S 22°00'30" W	33.41	39°02'08"
C-2	125.00	76.35	N 79°23'33" W	75.17	34°59'47"

PIN#: 0794857889 TOWNSHIP: RALEIGH ZONE: R-6

LOT 20R, GARDNER PLACE

AS RECORDED IN BOM 1995, PAGE 871 W.C.R.

I, Barry L. Scott, certify that this plot was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 9319, page 570 etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in (SEE REFERENCE).
Witness my original signature, registration number and seal this 31st day of October, A.D. 2016

PROPERTY OF
JEFFREY LYNN BARNHART
LAURIE LEWIS BARNHART

2516 WINTERBURY CT. WAKE COUNTY RALEIGH, N.C.

SCALE: 1" = 30'

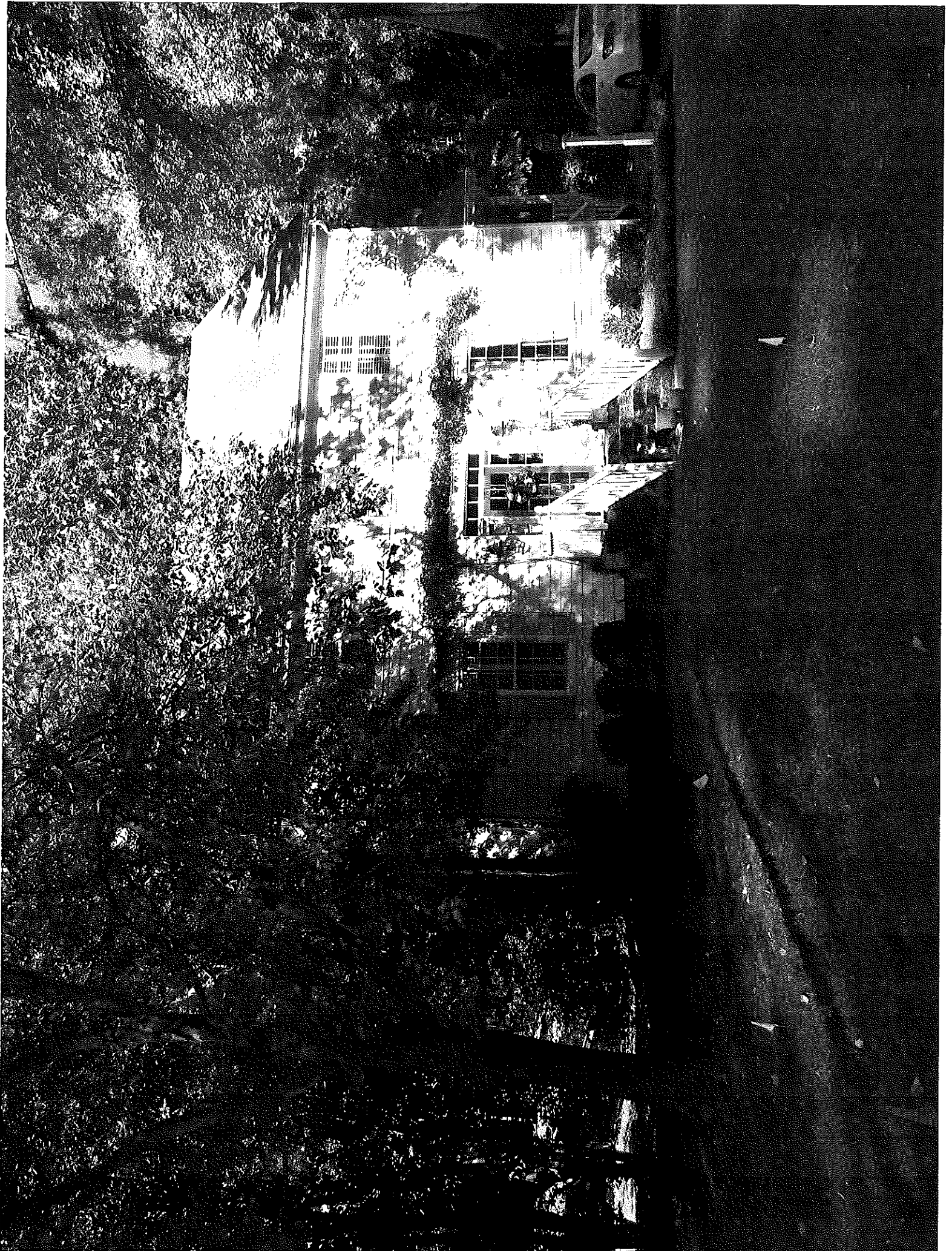
DATE: 10-31-16

BOOK:



B. L. SCOTT
LAND SURVEYING

PROFESSIONAL LAND SURVEYORS
P. O. BOX 12463 - RALEIGH, NC 27612-0463
TEL: 919/708-4044 FAX: 919/708-1902



0794857889
BARNHART, JEFFREY L BARNHART,
LAURIE L
2516 WINTERBURY CT
RALEIGH NC 27607-4174

0794855872
CURTIS, KRISTIAN D
1003 GARDNER ST
RALEIGH NC 27607-6948

0794855889
PORFILIO, DALE PORFILIO, CAROLINE
1007 GARDNER ST
RALEIGH NC 27607-6948

0794855966
STEPHENSON, ADAM M STEPHENSON,
JENNIFER T
1011 GARDNER ST
RALEIGH NC 27607-6948

0794857700
COPELAND, JAN BAILEY
2517 WINTERBURY CT
RALEIGH NC 27607-4174

0794857995
CARTER, MICHAEL P CARTER, JEAN W
2512 WINTERBURY CT
RALEIGH NC 27607-4174

0794858711
HORNE, ELAINE BREWER
2513 WINTERBURY CT
RALEIGH NC 27607-4174

0794858792
SETZER, CARL JOHN III SETZER, SHARON
M
2509 WINTERBURY CT
RALEIGH NC 27607-4174

0794859764
BROWN, COLIN CAMPBELL III BROWN,
ANDERSON H
2505 WINTERBURY CT
RALEIGH NC 27607-4174

0794859904
DIXSON, ROBERT M DIXSON, ELIZABETH
ANSLEY
2508 WINTERBURY CT
RALEIGH NC 27607-4174

0794859984
KNOWLES, A SIDNEY KNOWLES, ALICE S
2504 WINTERBURY CT
RALEIGH NC 27607-4174

0794866014
GRUER, KATHLEEN A (NAME CHANGE PER
TAXPAYER)
5215 MELBOURNE RD
RALEIGH NC 27606-1619

0794950719
CASTORENA, CHRISTOPHER R
CASTORENA, CASSANDRA A
2501 WINTERBURY CT
RALEIGH NC 27607-4174

0794950827
NORTHCUTT, ALLISON R
2500 WINTERBURY CT
RALEIGH NC 27607-4174

0794966022
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590